

2014-000849

Klamath County, Oregon



00147947201400008490020026

01/31/2014 08:43:14 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Hubert Thompson, Trustee
Nancy Thompson, Trustee
3280 Delap Road
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Hubert D. Thompson and Nancy M. Thompson, Grantors, convey unto Hubert Thompson and Nancy Thompson, as Trustees of the Hubert and Nancy Thompson Family Trust, uad January 29, 2014, and their successors in Trust, Grantees, all of their right, title, and interest in the real property located in Klamath County, Oregon, more particularly described as follows:

The SW¼ of the NE¼ lying North and East of State Highway 66 and State Highway 140 in Section 7, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

LESS AND EXCEPT the premises described in deeds to Jerry Depuy, et ux, recorded in February 13, 1969 in Volume M69, page 1145, and April 1963 in Volume 344 at page 432, Deed Records of Klamath County, Oregon; and

LESS AND EXCEPT the premises described in a deed recorded in the same county on May 5, 1965 in Volume 361 at page 256, Deed Records of Klamath County, Oregon; and

LESS AND EXCEPT the premises described in deed to the State of Oregon, by and through its State Highway Commission, recorded December 18, 1967 in Volume M67 at page 9768, Microfilm Records of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3909-00700-00801 and
Property ID No. R887674

More commonly referred to as 3280 Delap Road, Klamath Falls, Oregon 97601

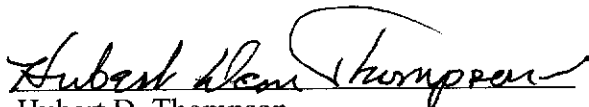
This deed is made for estate planning purposes and no consideration has been paid heretofore.

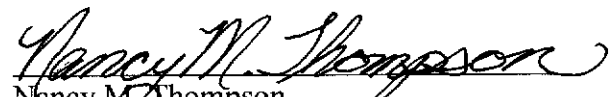
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON

BARGAIN AND SALE DEED - 1

TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Dated this 29 day of January 2014.



Hubert D. Thompson


Nancy M. Thompson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 29, 2014 by Hubert D. Thompson and Nancy M. Thompson.




Notary Public for Oregon
My Commission Expires: 8.31.2015